



# TOWN OF GRAFTON

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## PLANNING BOARD

### **Proposed Amendment to the Grafton Zoning By-Law 2019 Annual Town Meeting Article 3 – Revised 3-19-19**

To see if the Town will vote to amend the Town's Zoning Bylaw by amending the Town of Grafton Zoning By-laws as follows:

1. ZBL Section 3.1.2 – Zoning Map: To amend the “Town of Grafton - Zoning Map” by rezoning the following properties to “Village and Neighborhood Mixed Use”: 120 & 122 Westboro Road (Map 12, Parcels 21.0 and 20.0 respectively) currently zoned Office Light Industrial and the portion of 100 Westboro Road (Map 12, Parcel 22.0) currently zoned Office Light Industrial as shown on the plan entitled “Proposed Town of Grafton Zoning Map Amendment - Village and Neighborhood Mixed Use – Transit Village Neighborhood Center (VMU-TV)” on file with the Town Clerk.

2. ZBL Section 12 – Village and Neighborhood Mixed Use: To add the following to Section 12.2.1 entitled District as follows:

12.2.1.3. Transit Village Neighborhood Center (VMU-TV): The purpose of this district is to enhance the creation of a transit oriented village neighborhood by promoting opportunities for local, small-scale businesses; providing for moderate density mixed use and residential uses including the production of housing affordable to a broad range of age, income, and household types; encouraging the use of alternative modes of transportation such as public transit, bicycling, and walking; and supporting existing and new development with attractive streetscapes and active open spaces.

3. ZBL Section 12.4.2 – Allowed Residential Density: Amend Table 12.4.2.1 by adding a column entitled VMU-TV as follows:

<b>12.4.2.1. RESIDENTIAL DENSITY SCHEDULE (BY RIGHT/SPECIAL PERMIT)</b>		
<b>USES</b>		<b>VMU-TV</b>
a.)	Mixed-Use Developments	<b>8/16</b>
b.)	Single Family Attached Dwelling	<b>8/16</b>
c.)	Pocket Neighborhood (Cottage Court and Cohousing Community)	<b>8/16</b>
d.)	Multi-family Dwelling	<b>8/16</b>
e.)	Artist Live / Work / Gallery	<b>8/16</b>

4. ZBL Section 3.2.3.1 – Use Regulation Schedule: Amend Table 3.2.3.1 entitled Use Regulation Schedule to add a column entitled VMU-TV as follows:

### Section 3.2.3.1 - Use Regulation Schedule (CDO uses - See Section 9)

PRINCIPAL USES	
	VMU-TV
<b>Agricultural, Floricultural &amp; Horticultural Uses</b>	
1. Raising and keeping of livestock, including but not limited to horses, cattle, sheep, goats, swine, fur animals and poultry, on a parcel under 5 acres.	N
2. Raising and keeping of livestock, including but not limited to horses, cattle, sheep, goats, swine, fur animals and poultry, on a parcel over 5 acres.	N
3. Raising of crops whether for sale or personal consumption on a parcel of 5 acres or less. (T.M. 10-28-86)	N
4. Raising of crops, whether for sale or personal consumption, on a parcel of over 5 acres.	N
5. Indoor commercial horticultural/ floricultural establishment under 5 acres (e.g. greenhouses) (T.M. 10-28-86)	Y
<b>Residential Uses</b>	
	VMU-TV
1. Detached one-family dwelling (one per lot) (T.M. 10-17-94)	N
2. Detached two-family dwelling (one per lot) (T.M. 10-17-94)	N
3. Multi-family dwelling (see Section 5.2).	S
4. Lodging and/or boarding house.	N
5. Hotel, Motel or Motor Court	N
6. Mobile homes or trailers for human habitation.	N
7. Flexible Development (T.M. 5-13-91)	N
8. Minor Residential Dev. (T.M. 5-13-91)	N
9. Major Residential Dev. (T.M. 5-13-91)	N
10. Apartment for security guard (one per premise)	N
11. Conversion of any existing building to residential use, conforming with the applicable zoning requirements for the district in which it is located.	S
12. Artist Live/Work/Gallery (T.M. 5/9/16) (See Section 12.6.1)	P
13. Pocket Neighborhood (See Section 12.6.2)	P
14. Attached Single Family Dwelling - Townhouses and Rowhouses (See Section 12.6.1)	P
15. Mixed Use Building (Residential and Commercial Uses permitted in the district; See Section 12.6.1)	P
<b>Public and Semi-Public Uses</b>	
	VMU-TV
1. Public, private sectarian or denominational school (non-profit) (T.M. 10-20-97)	P
2. Day Care Centers (T.M. 5-11-92)	P
3. Family Day Care Home (T.M. 5-11-92)	P
4. Religious use	P
5. Nursing and/or convalescent homes and long-term care facilities (non-profit)	N

6.	Hospitals and Clinics for in and out-patient care (non-profit)	S
7.	Community and/or Neighborhood Centers	P
8.	Other institutional and philanthropic uses	P
9.	Cemeteries (profit and non-profit)	N
10.	Municipal uses voted by Town Meeting	P
11.	Large Family Child Care Home (T.M. 5/9/16)	N

Recreational Uses		VMU-TV
1.	Standard golf and Par-3 golf courses	N
2.	Golf driving ranges and miniature golf courses	N
3.	Other recreational facilities conducted for gainful profit, including indoor and outdoor theaters, physical fitness centers, outdoor tennis and racquetball facilities	S
4.	Private membership clubs	S
5.	Picnic and beach areas	P
6.	Riding stables, and/or boarding, trails and riding academies (also subject to provisions of Section 5-6)	N
7.	Camp grounds	N
8.	Other private predominantly open recreational uses	P
9.	Other private recreational uses housed in buildings	P
10.	Public recreational facilities	P

Business Uses		VMU-TV
1.	Retail establishment serving the convenience goods needs of a local area including but not limited to: grocery, delicatessen, bakery, supermarket, drug stores and similar uses:	
	a) up to 5,000 sq. ft. of floor area per establishment	Y
	b) exceeding 5,000 sq. ft. of floor area per establishment	S
2.	Auction galleries & flea markets	N
3.	Other retail establishments:	
	a) up to 5,000 sq. ft. of floor area per establishment	Y
	b) exceeding 5,000 sq. ft. of floor area per establishment	S
4.	Personal and consumer service establishments, including but not limited to: barber and beauty shops, shoe and leather repair, laundry or dry cleaning establishments and laundromats:	
	a) up to 5,000 sq. ft. of floor area per establishment	Y
	b) exceeding 5,000 sq. ft. of floor area per establishment	S
5.	Establishments selling food prepared for immediate consumption which is distributed to customers in whole or in part, by means of automobile drive-up windows, counters or by employees delivering such food to automobiles	N
6.	Establishments selling food prepared for immediate consumption where customers are served primarily at a table or counter	Y
7.	Other eating and drinking establishments (T.M. 5/9/16)	P
8.	Offices of licensed medical and dental practitioners limited to general out-patient care and diagnosis	Y
9.	Business, professional and general offices:	
	a) up to 5,000 sq. ft. of floor area per establishment	Y
	b) exceeding 5,000 sq. ft. of floor area per establishment	S
10.	Gasoline service stations	N
11.	Fuel Oil dealers and stations	N
12.	Car wash establishments	N
13.	Banks	Y
14.	Funeral homes	N

15.	Animal kennels or hospitals	N
16.	Schools (for profit)	S
17.	Nursing and/or convalescent homes and long term care facilities (for profit)	N
18.	Hospitals and clinics for in- and out-patient care (for profit)	N
19.	19. Kiosks for business use and information dissemination	Y
20.	Adult Entertainment Enterprises pursuant to Section 5.7 of this Bylaw (T.M. 10-20-97)	N
21.	Mixed Use	Y
22.	Registered Marijuana Dispensary (RMD) (T.M. 5/9/16)	N
23.	Off- Site Medical Marijuana Dispensary (OMMD) (T.M. 5/9/16)	N
24.	Brewery (T.M. 5/9/16)	N
25.	Microbrewery (T.M. 5/9/16)	S
26.	Nanobrewery (T.M. 5/9/16)	P
27.	Brewpub (T.M. 5/9/16)	P
28.	Craft Marijuana Cultivator Cooperative	
29.	Independent Testing Laboratory	N
30.	Marijuana Cultivator	N
31.	Marijuana Product Manufacturer	N
32.	Marijuana Retailer	N
33.	Marijuana Microbusiness	N
34.	Marijuana Research Facility	N
35.	Marijuana Standards Testing Laboratory	N
36.	Marijuana Transporter	N

#### Communications, Transportation, Public Utility Uses

VMU-TV

1.	Wireless Communications Facility, in accordance with Section 5.8 of this bylaw (T.M. 10-20-97)	S
2.	Bus or railroad passenger terminal	N
3.	Rail terminals, including rail freight yards or freight terminals	N
4.	Truck terminals, truck freight yards or freight terminals	N
5.	Aircraft landing area:	N
	a) Airport or aircraft landing area for fixed wing flying craft	N
	b) helicopter aircraft or gyroplane landing area	N
6.	Independent storage area or parking area, automobile parking garage for 5 or more automobiles	N
7.	Electric generating or distribution station or substation	N
8.	Wind energy conservation system	S
9.	Automobile and/or truck sales and/or rental establishment	N
10.	All Public Water Utility Uses to include wells, treatment facilities, storage tanks and accessory uses.	N

#### Industrial and Warehouse Uses

VMU-TV

1.	Manufacturing establishments including assembly, fabrication, processing and reprocessing of materials, excepting that tanneries, meat packing and pet food plants and slaughterhouses are prohibited. Also prohibited are establishments that treat and/or process hazardous waste materials	N
2.	The following light industrial uses: Scientific or research laboratories - Offices for technical, executive, professional or administrative uses - Public utility/community use, excepting power generation facilities. - Light manufacturing, assembly, warehousing or processing operations, excluding those defined as heavy industrial uses in Section 2.1 of this Bylaw. Further provided that the storage of goods or materials shall not be permitted on any lot except in a fully enclosed building.	S

3.	Lumber and building material establishments	N
4.	Automobile and/or truck repair garages	N
5.	Scrap metal and other materials storage yards including scrap automobiles and trucks	N
6.	Land and water recreation vehicle (including boats) sales and service and storage areas	N
7.	Public storage areas or buildings such as those for road salt and sand and municipal vehicles	N
8.	Stone, sand and/or gravel processing operations* (*Quarrying of stone and removal of sand and gravel is covered by the Grafton Earth Removal By-Law.)	N
9.	Contractor's Yard (T.M. 5/9/16)	N

Accessory Uses		VMU-WS
1.	Customary home occupations conducted as a gainful business	Y
2.	Accessory professional office in a dwelling conducted by the resident occupant	Y
3.	Accessory building such as a private garage, playhouse, greenhouse, tool shed and private swimming pool	Y
4.	Storage of not more than one trailer primarily designed for and intended for camping purposes. Occupancy of such stored trailer shall not exceed 30 days in one calendar year	N
5.	Sale of produce, the majority of which shall have been produced on the premises	Y
6.	Temporary construction office	Y
7.	Parking of up to two registered commercial motor vehicles, excluding tractor-trailers	S
8.	Storage of boats, boat trailers and utility trailers, excluding those stored for commercial purposes	N
9.	Accessory Apartment (T.M. 10-16-89)	Y
10.	Bed & Breakfast Home-Stays (T.M.5-13-91)	Y
11.	Common Driveway (in accordance with Section 5.9 of this By-law) (T.M.10-18-04)	Y
12.	Golf Course Clubhouse, a building which may include a function room/banquet room, rooms for service and sale of food and beverages, a pro shop for the sale of golf related items, kitchen area, administrative offices, rest rooms, including storage of golf carts. (T.M. 5-9-05)	N
13.	Backyard Chickens (T.M. 5-14-12)	S
34.	Sale of Marijuana Products as Accessory Use	N
Y	A permitted use	
P	A use authorized after a site plan review	
S	A use authorized under Special Permit as provided for in Section 1.5 herein	
N	An excluded or prohibited use	
SN	A use authorized under Special Permit if connected to municipal sewerage system. If not so connected, an excluded or prohibited use.	
*	A use further controlled by Water Supply Protection Overlay District Regulations (Section 7). Refer to such section for further classifications and restrictions	
—	A use which is not further controlled within the Water Supply Protection Overlay District. Refer to underlying district for allowance provision.	